

APPROVAL OF CONSENT AGENDA

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan Application: SP 12-8-06/07-33/Tuscan Villas/1380 South Flamingo Road/Generally located on the Northeast corner of Southwest 14th Street and Flamingo Road

AFFECTED DISTRICT: District 3

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SP 12-8-06, Tuscan Villas, 1380 South Flamingo Road

REPORT IN BRIEF: The petitioner proposes nine (9) single-family lots to be developed as custom homes. As no homes are proposed at this time, at time of building permit all proposed custom homes must meet Single-Family Development Standards of the R-4 zoning district. If the developer wishes to offer model homes instead of custom homes on these lots, the models must be approved by the Site Plan Committee.

The proposed vehicular access into the subject site is via an access opening located along the Frontage Road for Flamingo Road (northern boundary line). The proposed site plan depicts only one (1) private entrance from the Frontage Road for Flamingo Road with pavers as a traffic calming measure. All lot frontages are interior to the site. Pedestrian access to and from the proposed interior walkways is through the access opening facing the Frontage Road for Flamingo Road.

The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and R-4, Low Medium Density Dwelling District. The landscape plan indicates Gumbo Limbo, Live Oak, and Dahoon Holly along the perimeter, as well as along the interior road and rights-of-way adjacent to the subject site.

Approval from Central Broward Drainage District is required prior to the issuance of any site development permit. In attempts to meet drainage requirements, the petitioner has proposed a lake at the western portion of the site facing Flamingo Road as well as dry retention areas between the proposed single-family dwellings. The proposed single

family dwelling can be considered compatible with both existing and allowable uses and properties adjacent to the site.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the February 12, 2008 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Ms. Lee, to approve subject to the staff's report and the following: 1) that the applicant shall add lighting to the fountain in the lake; 2) the applicant shall correct the photometric plan to reflect the correct Code requirements; 3) the lot five entrance driveway shall only be located on the eastern half of the lot; 4) lot five shall also adjust the trees shown on the plans for driveway alignment when the driveways are identified; 5) identify CAG-14 on the plant list; 6) entry landscaping shall be supplemented by an additional six double-trunk *Veitchia Montgomerya*; and 7) regarding the landscaping on the frontage of Flamingo Road, the applicant will double the tree count from 23 to 46 and work with staff to place those trees in clusters and to negotiate with staff to reduce the amount of money to be paid into the mitigation agreement by the cost to cover those additional trees. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – absent; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to Town Council for further consideration, contingent upon approval of the following development applications:

1. Delegation Request (*DG 12-1-06*), *Tuscan Villas*
2. Variance Application (*V 5-6-07*), *Tuscan Villas*

Attachment(s): Planning Report, Site Plan

Exhibit “A”

Application: SP 12-8-06/07-33/Tuscan Villas

Original Report Date: 02/01/08

Revision(s): 02/07/08,

02/15/08, 02/21/08

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Jay C. Evans, Pillar Consultants, Inc.

Address: 5230 S. University Drive, Suite 104

City: Davie, Florida 33328

Phone: (954) 680-6533

Fax: (954) 680-0323

Background Information

Application Request: The petitioner requests site plan approval for a nine (9) unit single-family development.

Address: 1380 South Flamingo Road

Location: Generally located on the Northeast corner of Southwest 14th Street and Flamingo Road.

Future Land

Use Plan Map: Residential 5 DU/AC

Existing Zoning: R-4, Low Medium Density Dwelling District

Existing Use: Christian Fellowship Church and Single-Family Residence

Proposed Use: Nine (9) Single-Family Residences

Net Parcel Size: Approximately 3.89 acres (169,586 SF)

Proposed Density: 2.3 residential units per acre

<u>Surrounding Uses:</u>		<u>Surrounding Land</u>	
<u>Designation:</u>		<u>Use</u>	<u>Plan</u>
North:	Vacant Lot	Residential 5 DU/AC	
South:	Community Facility	Residential 1 DU/AC	
East:	Vacant Lot	Residential 5 DU/AC	
West:	Flamingo Road	Residential 1 DU/AC	

Surrounding Zoning:
North: RM-5, Low Medium Density Dwelling District

South: CF, Community Facility District
East: RM-5, Low Medium Density Dwelling District
West: R-1, Estate Dwelling District

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation was in place at the time of annexation.

Previous Request(s) on same property:

Rezoning Request (ZB 12-1-92), changing the subject site from AG, Agricultural District, to R-5, Low Medium Dwelling District was approved on February 17, 1993.

Rezoning Request (ZB 1-2-96), Christian Fellowship, changing the subject site from R-5, Low Medium Dwelling District, to CF, Community Facilities District, was approved on February 21, 1996.

Plat Request (P 8-1-96), Christian Fellowship Plat, for 11,678 square feet of church use and related facilities, was approved on May 7, 1997, and subsequently recorded in Plat Book 165, Page 47.

Rezoning Request (ZB 7-2-03), Lemon/Bolender, changing the 3.07 acres site to the east from R-5, Low Medium Dwelling District, to AG, Agricultural District, was approved on November 3, 2003.

Rezoning Request (ZB 10-1-05), changing the subject site from CF, Community Facilities District to R-4, Low Medium Dwelling District, was approved on March 15, 2006.

Concurrent Requests on same property:

Delegation Request (DG 12-1-06), this application is to modify the existing plat note restricted to 8,800 square feet of church, one single family residence and barn to restricted to nine (9) single-family dwelling units.

Variance (V 5-6-07), this application is to waive the required landscape buffer fronting Southwest 14th Street and to locate the required buffer planting within this public right-of-way.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (I) (2)), R-4, Low Medium Density Dwelling District. The R-5 District is intended to implement the five (5) units per acre residential classifications of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for a low-medium density single-family dwelling district.

Land Development Code Section 12-81, Conventional Single-Family Development Standards. R-4 zoning district setbacks are front 25 feet, side 10 feet, and rear 15 feet.

Land Development Code, (Section 12-33(L)(1)(a), Excavation is Prohibited; Exception, It shall be unlawful to remove any material, including sand, gravel, rock or topsoil, from the premises except surplus not required for grading of the premise. Such surplus materials in excess of two hundred fifty (250) cubic yards may be removed from the premises only after the issuance of a special permit has been approved by the Town Council.

Land Development Code (Section 12-107(A)(5)(a), Required a 10 foot landscape buffer and street trees for single-family and two-family districts adjacent to public right-of-way Land Development Code, §12-208 (A) (7), Requirements for off-street parking, dwelling, single family, two (2) spaces for each dwelling unit.

Land Development Code, (Section 12-373), Expiration of Site Plans, All site plans approved pursuant to this section shall expire eighteen (18) months from the date of approval, which expiration shall automatically occur without further notice to the applicant for whom said plan was approved unless a Town of Davie construction permit is secured and maintained pursuant to the date town council approved the site plan.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Architecture:* The petitioner proposes nine (9) single-family lots to be developed as custom homes. All proposed custom homes must meet Single-Family Development Standards of the R-4 zoning district. If the developer wishes to offer model homes instead of custom homes on these lots, the models must be approved by the Site Plan Committee.

Access and Parking: The proposed vehicular access into the subject site is via an access opening located along the Frontage Road for Flamingo Road (northern boundary line). The proposed site plan depicts only one (1) private entrance from the Frontage Road for Flamingo Road with pavers as a traffic calming measure. All lot

frontages are interior to the site. Pedestrian access to and from the proposed interior walkways is through the access opening facing the Frontage Road for Flamingo Road.

The Land Development Code requires a minimum of two (2) parking spaces for each single-family home. The petitioner proposes to provide the required spaces within the garages and driveways of each unit.

2. *Lighting:* The petitioner proposed light poles interior to the site. The lighting design meets Land Development Code requirements with a maximum foot-candle of one (1) at the property lines.
3. *Signage:* Signage is not part of this site plan application. All signs must meet code prior to the issuance of a building permit.
4. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and R-4, Low Medium Density Dwelling District. The landscape plan indicates Gumbo Limbo, Live Oak, and Dahoon Holly along the perimeter, as well as along the interior road and rights-of-way adjacent to the subject site.

The proposed project provides 147 trees on site (58 trees above code requirement). In addition, a mitigation agreement for \$34,085.00 has been included as part of the approval (see sheet L-1). Furthermore, all trees on-site are maintaining a minimum of 15' from light poles.

5. *Drainage:* Approval from Central Broward Drainage District is required prior to the issuance of any site development permit. In attempts to meet drainage requirements, the petitioner has proposed a lake at the west portion of the site facing Flamingo road as well as dry retention area between the proposed single-family dwellings.
6. *Trails:* There are no trails adjacent to this property.
7. *Waiver Request(s):* The petitioner is requesting a variance concurrent with this site plan application to waive the required on-site 10 foot landscape buffer fronting Southwest 14th Street.
8. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, schools, Police, and Fire.

The applicant has obtained concurrency determination from all applicable Town Departments. However, concurrency determinations from all external agencies have not been provided. The applicant must obtain concurrency from these agencies prior

to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.

9. *Compatibility:* The proposed single family development can be considered compatible with both existing and allowable uses and properties adjacent to the site.
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Significant Development Review Agency Comments

The following are the significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. As per § 12-107, must provide landscape buffers at all street frontages. The required landscape buffers shall not be contained in any lot. Must show all landscape buffers on site plan.
2. Staff recommends a community amenity (i.e. tot lot, basketball court, fitness building, pool, etc.).
3. Plantings in the right-of-way (R-O-W) in lieu of required landscape variance will not be supported by Staff. Any proposed plantings in the R-O-W must be maintained by the property owner.

Engineering Division:

1. Approval from CBWCD shall be obtained prior to site plan approval.
2. As a condition, off-site road and drainage improvement plans shall be submitted to Engineering Division for review and approval prior to issuance of engineering permit.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on February 13, 2007 and February 20, 2007. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the R-4, Low Medium Density Dwelling District. The propose site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The proposed residential project will be consistent with both the Comprehensive Plan and Future Land Use Plan Map designation of Residential 5 DU/Acre.

Findings of Fact

Staff finds that the site plan complies with the general purpose of the R-4, Low Medium Density Dwelling District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements (except landscape buffer, the petitioner is requesting a variance from this section of the code). The proposed site plan can be considered compatible with the residential and community facility uses and properties located adjacent to the subject site.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration, contingent upon approval of the following development applications:

Delegation Request (DG 12-1-06), *Tuscan Villas*
Variance Application (V 5-6-07), *Tuscan Villas*

Site Plan Committee Recommendation

At the February 12, 2008 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Ms. Lee, to approve subject to the staff's report and the following: 1) that the applicant shall add lighting to the fountain in the lake; 2) the applicant shall correct the photometric plan to reflect the correct Code requirements; 3) the lot five entrance driveway shall only be located on the eastern half of the lot; 4) lot five shall also adjust the trees shown on the plans for driveway alignment when the driveways are identified; 5) identify CAG-14 on the plant list; 6) entry landscaping shall be supplemented by an additional six double-trunk *Vitchia Montgomerya*; and 7) regarding the landscaping on the frontage of Flamingo Road, the applicant will double the tree count from 23 to 46 and work with staff to place those trees in clusters and to negotiate with staff to reduce the amount of money to be paid into the mitigation agreement by the cost to cover those additional trees. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-

Chair Engel – absent; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. (**Motion carried 4-0**)

Town Council Action

Exhibits

1. Mail-out Map
 2. Mail-out
 3. Public Participation Notice
 4. Public Participation Sign-in Sheets
 5. Public Correspondence
 6. Public Participation Summary/Report
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
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Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SP_Site Plan\SP_06\SP 12-8-06 Tuscan Villas

Exhibit 1 (Mail-out Map)

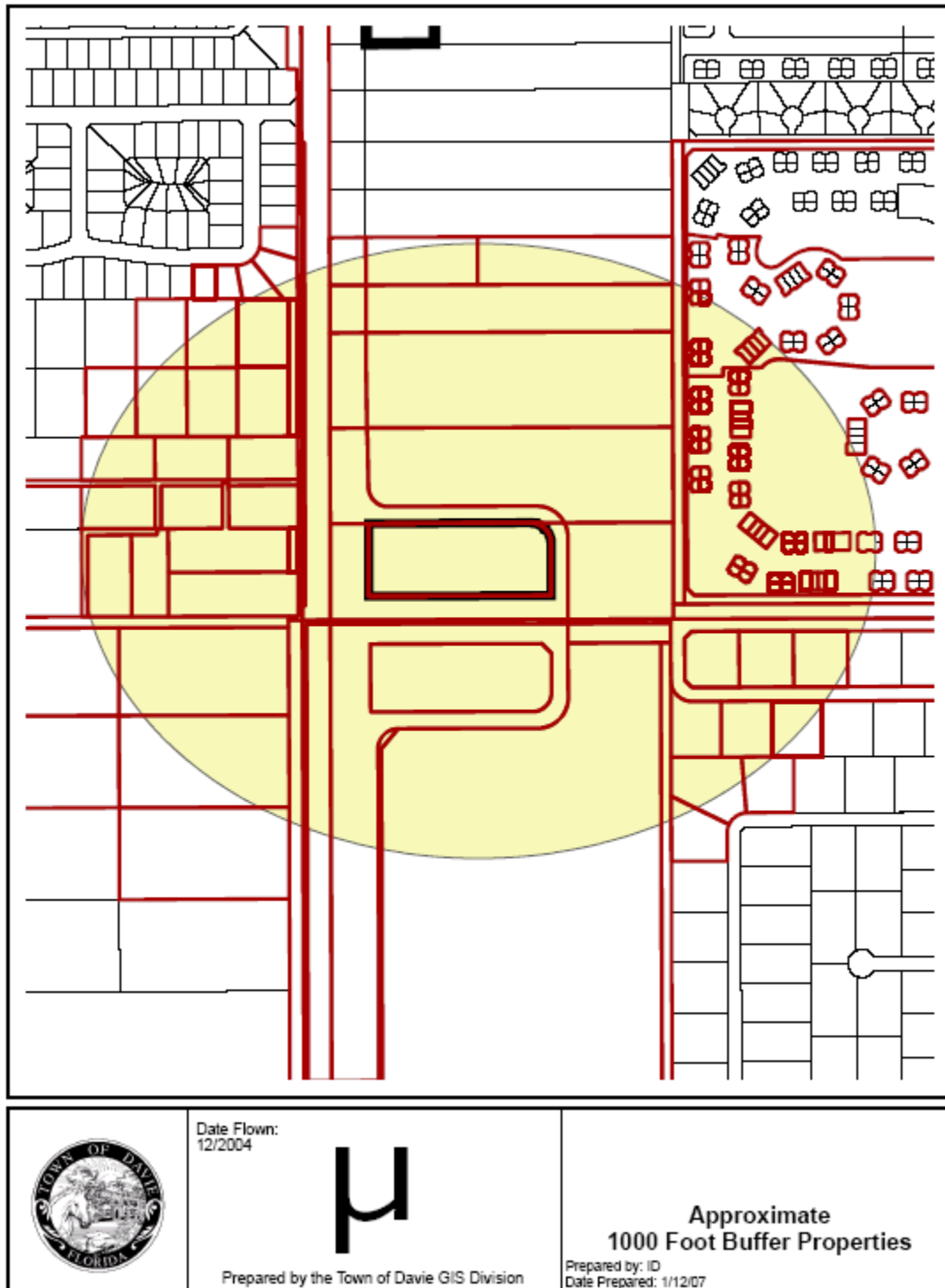


Exhibit 2 (Mail-out)

V 5-6-07
ALLEN,KENNETH R &
ALLEN,SANDRA L
12511 SW 13 ST
DAVIE FL 33325-4422

V 5-6-07
ALMARALES,KELVIN
1249 S FLAMINGO ROAD
DAVIE FL 33325-4409

V 5-6-07
ALTIERI,DOMINICK J & MERCEDES
11923 SW 13TH CT
DAVIE FL 33325-6601

V 5-6-07
ARCHIPRETE,WINIFRED
1175 SW 120 WAY
DAVIE FL 33325-3861

V 5-6-07
BOLLMAN,KURT D
12440 SW 11 CT
DAVIE FL 33325-5527

V 5-6-07
BRACERO,MARY D
1316 SW 120 WAY
DAVIE FL 33325-3834

V 5-6-07
BRAUNSTEIN,BENJAMIN E
STRASHUN-BRAUNSTEIN,BETH E
11925 SW 13 CT
DAVIE FL 33325-6601

V 5-6-07
CAPUTO,ROCCO C III &
WHITNEY,NOELLE
11922 SW 13 CT
DAVIE FL 33325-6600

V 5-6-07
CENTRAL BROWARD WATER CONTROL
DISTRICT
8020 STIRLING ROAD
HOLLYWOOD FL 33024

V 5-6-07
CESPEDES,GONZALO A
11924 SW 13 CT
DAVIE FL 33325-6600

V 5-6-07
CLINTON,CHERYL M
1221 SW 120 WAY
DAVIE FL 33325-3896

V 5-6-07
COLACCHIO,ELAINE J LIV TR
BARTELSEN,LAWRENCE H TRUSTEE
11900 SW 13TH CT
DAVIE FL 33325-3819

V 5-6-07
CONNELL,JUDITH
11907 SW 13TH CT
DAVIE FL 33325-3833

V 5-6-07
CUNNINGHAM,CHRISTINE ADA
CUNNINGHAM,RONNIE CLAIR
1310 SW 120 WAY
DAVIE FL 33325-3834

V 5-6-07
DEL VALLE,AURELIO & MARIA D
14437 SW 44TH ST
MIAMI FL 33175-6842

V 5-6-07
DORMINEY,DAVID E & DOLLY H
11921 SW 13TH CT
DAVIE FL 33325-6601

V 5-6-07
FAILLO,RALPH J & PATRICIA J
1226 SW 120 WAY
DAVIE FL 33325-3870

V 5-6-07
FAMILIA,LINDA L
11902 SW 13 CT
DAVIE FL 33325-3819

V 5-6-07
FAY,MICHAEL R & SONIA M
11914 SW 13TH CT
DAVIE FL 33325-6600

V 5-6-07
FERNANDEZ,ANA
11906 SW 13TH CT
DAVIE FL 33325-3819

V 5-6-07
FLAMINGO ISLES CORP
350 S OCEAN BLVD STE 10B
BOCA RATON FL 33432

V 5-6-07
FLAMINGO RANCH ESTATES LLC
1551 NW 100 TER
PLANTATION FL 33322

V 5-6-07
FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

V 5-6-07
FRAZEL,WILLIAM E & MAUREEN S
12500 SW 12TH ST
DAVIE FL 33325-4420

V 5-6-07
GALLO,LUIS F
1200 DANBURY AVE
DAVIE FL 33325-1243

V 5-6-07
GARBER,DANIEL P
1207 SW 120TH WAY
DAVIE FL 33325-3871

V 5-6-07
GARCIA,MARTHA
1177 SW 120 WAY
DAVIE FL 33325-3861

V 5-6-07
GIANISIS,IRENE LE
GIANISIS,ANDREW
1070 SW 124TH WAY
DAVIE FL 33325-5549

V 5-6-07
GIRAUD,PIERRE P
11965 SW 15 CT
DAVIE FL 33325

V 5-6-07
GONZALEZ,GUSTAVO A
11904 SW 13 CT
DAVIE FL 33325

V 5-6-07
GOOD,JAMES LIV TR
5035 RUSTIC OAKS CIRCLE
NAPLES FL 34105

V 5-6-07
HALE,BONNIE H
1305 SW 120TH WAY
DAVIE FL 33325-3844

V 5-6-07
HARRELD,ERIN A
HARRELD,JOEL I
11912 SW 13 CT
DAVIE FL 33325

V 5-6-07
HARWICK,TAMARA
1205 SW 120 WAY
DAVIE FL 33325-3871

V 5-6-07
HENNING,RALPH J & PATRICIA E
12520 SW 12TH ST
DAVIE FL 33325-4420

V 5-6-07
HEZARD,GILLES G & KALEN SUE
1224 SW 120 WAY
DAVIE FL 33325-3870

V 5-6-07
HOFFMAN,ERIC D
11927 SW 13 CT
DAVIE FL 33325

V 5-6-07
HSU,CHENG LIN &
PENG,WEILI
18501 NW 11TH ST
PEMBROKE PINES FL 33029-3613

V 5-6-07
JOHNSON,DOUGLAS P
JOHNSON,DINA MARIE
1521 SW 120 TER
DAVIE FL 33325-4603

V 5-6-07
JOHNSON,R E & MARIE
12411 SW 12TH ST
DAVIE FL 33325-4418

V 5-6-07
KADE INVESTMENT LLC
7027 W BROWARD BLVD PMB #205
PLANTATION FL 33317

V 5-6-07
KEARNEY,KIMBERLY A
1215 SW 120 WAY
DAVIE FL 33325-3871

V 5-6-07
KINLOCH,SANDRA &
KINLOCH,IAN & KINLOCH,SILMA
11917 SW 13 CT
DAVIE FL 33325-6601

V 5-6-07
LARKIN,NANCY C
1212 SW 120TH WAY
DAVIE FL 33325-3870

V 5-6-07
LEBLANC,STEPHANIE
1210 SW 120 WAY
DAVIE FL 33325-3870

V 5-6-07
LENA,MICHAEL
LENA,FRANCES
1301 SW 120 WAY
DAVIE FL 33325-3844

V 5-6-07
LEYLAND,EDWARD A MANSON &
LEYLAND,BHAVNA
1300 SW 120 WAY
DAVIE FL 33063

V 5-6-07
LICATA,ROSARIO
11911 SW 138 CT
DAVIE FL 33325

V 5-6-07
MCCORD,LUKE A
1302 SW 120 WAY
DAVIE FL 33325

V 5-6-07
NEER,ROBERT B
11905 SW 13 CT
DAVIE FL 33325-3833

V 5-6-07
NERZIG,SANDRA
1203 SW 120 WAY
DAVIE FL 33325-3871

V 5-6-07
O'NEILL,DANIEL J & PATRICIA
1201 SW 120TH WAY
DAVIE FL 33325-3871

V 5-6-07
PALERMO,NICHOLAS D & THERESA
11936 SW 12TH CT
DAVIE FL 33325-3801

V 5-6-07
PARKWAY CHRISTIAN CHURCH INC
1200 S FLAMINGO ROAD
DAVIE FL 33325-4410

V 5-6-07
PEPIN,BRIGITTE
1173 SW 120 AVE
DAVIE FL 33325-3861

V 5-6-07
PEREZ,ELIO &
PEREZ,MARIO ELVIRA
1214 SW 120 WAY
DAVIE FL 33325

V 5-6-07
PERRY,JODY A
ZINGMAN,MARCIA J
11920 SW 13TH CT
DAVIE FL 33325-6600

V 5-6-07
PIERSON,GEORGE & BARBARA
11975 SW 15TH CT
DAVIE FL 33325-4633

V 5-6-07
RATTE,MICHEL & MALEYNE
12401 SW 12 ST
DAVIE FL 33325-4418

V 5-6-07
RENDFREY,SANDRA L
12511 SW 13TH ST
DAVIE FL 33325-4422

V 5-6-07
RENDFREY,SANDRA L
ALLEN,KENNETH R
12511 SW 13TH ST
DAVIE FL 33325-4422

V 5-6-07
RODRIGUEZ FAMILY HOLDINGS INC
7900 NOVA DRIVE #201
DAVIE FL 33334

V 5-6-07
RODRIGUEZ,SAMUEL & ISABEL
12420 SW 11 CT
DAVIE FL 33325-5527

V 5-6-07
RODRIGUEZ,SUSIE
1227 SW 120TH WAY
DAVIE FL 33325-3896

V 5-6-07
SARNA,TYLER & SUSAN M
12565 SW 14 ST
DAVIE FL 33325-4411

V 5-6-07
SAVOY,MARC
SAVOY,ROSE
12555 SW 14 ST
DAVIE FL 33325-4411

V 5-6-07
SCHACK,ARLENE
1220 SW 120 WAY
DAVIE FL 33325

V 5-6-07
SCURRY,WILLIAM P & CYNTHIA A
1060 SW 124TH WAY
DAVIE FL 33325-5549

V 5-6-07
SHAW,SUSAN &
SHAW,WILLIAM
1314 SW 120 WAY
DAVIE FL 33325-3834

V 5-6-07
SHERIDAN HOUSE INC
4200 SW 54 CT
DAVIE FL 33314

V 5-6-07
SHINE,SHARI UNGER
1312 SW 120TH WAY
DAVIE FL 33325-3834

V 5-6-07
SMITH,G E & MYRNA G
12400 SW 12TH ST
DAVIE FL 33325-4419

V 5-6-07
SPARKS,KATHRYN J
1223 SW 120TH WAY
DAVIE FL 33325-3896

V 5-6-07
STEVENSON,MICHAEL &
CATHERINE M
11910 SW 13 CT
DAVIE FL 33325

V 5-6-07
SWANSON,IAN & KATHY
12500 SW 13 ST
DAVIE FL 33325-4421

V 5-6-07
SWINK,JANE ANN
11934 SW 12 CT
DAVIE FL 33325-3801

V 5-6-07
SZLOSEK,DONNA J
11913 SW 13 CT
DAVIE FL 33325-6601

V 5-6-07
THEMMEN,ERIK R &
PASS,KIMBERLY E
1304 SW 120 WAY
DAVIE FL 33325-3834

V 5-6-07
THYAGARAJAN,SUNDAR
SUNDAR,VIJAYSHREE
1216 SW 120TH WAY
DAVIE FL 33325-3870

V 5-6-07
TSINTGIRAS,JAMES V TRSTEE
% GREEN EARTH NURSERY
1130 S FLAMINGO RD
DAVIE FL 33325

V 5-6-07
UR-REHMAN,MOHAMMAD MOIN
1380 S FLAMINGO ROAD
DAVIE FL 33325-4412

V 5-6-07
VELASQUEZ,JULIO
SAMAME,ELENA
1303 SW 120TH WAY
DAVIE FL 33325-3844

V 5-6-07
VERGARA,ALONSO & LIBIDA
1306 SW 120 WAY
DAVIE FL 33325-3834

V 5-6-07
VILLAGE AT LAKE PINE II
HMOWNRS
% D C I
1325 SW 120 WAY
DAVIE FL 33325

V 5-6-07
WALDRON,JANET
1222 SW 120 WAY
DAVIE FL 33325-3870

V 5-6-07
WATSON,DARREN J & JENNIFER K
11926 SW 13 CT
DAVIE FL 33325-6600

V 5-6-07
WEISZ,SYLVIA
1211 SW 120TH WAY
DAVIE FL 33325-3871

V 5-6-07
WETZLER,GEORGE R JR
12430 SW 11 CT
DAVIE FL 33325-5527

V 5-6-07
WHEELER,A T &
TURNER,W N
255 LOMBARDY AVE
FORT LAUDERDALE FL 33308-3505

V 5-6-07
WOMACKS,ELDEN C & INA I
11932 SW 12TH CT
DAVIE FL 33325-3801

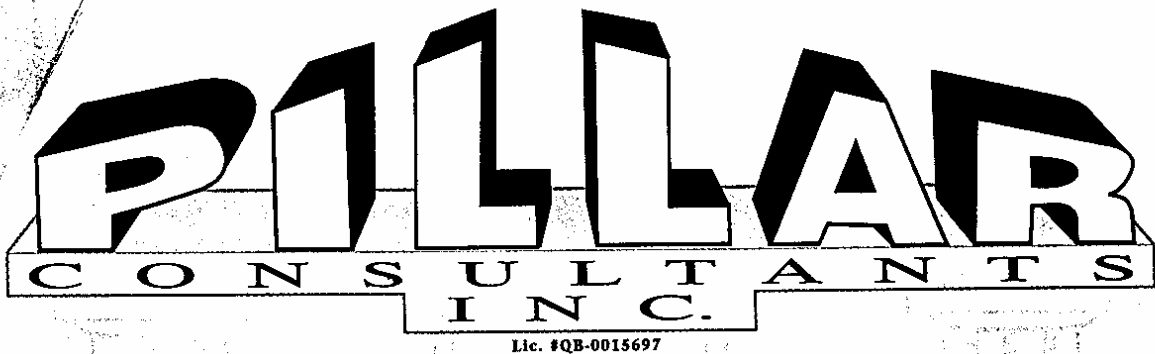
V 5-6-07
WOOD,ROSSY
1307 SW 120 WAY
DAVIE FL 33325-3844

V 5-6-07
WOOTEN,VINCE A
11915 SW 13 CT
DAVIE FL 33325-6601

V 5-6-07
WRICH,TIMOTHY
5555 DAVIE RD
DAVIE FL 33314

V 5-6-07
ZAGAMI,KATHLEEN GALLO
331 BIRCHWOOD RD
MEDFORD NY 11763

Exhibit 3 (Public Participation Notice)



February 8, 2007

Town of Davie Planning & Zoning Division
5621 SW 58th Ct.
Davie, FL 33314-7468

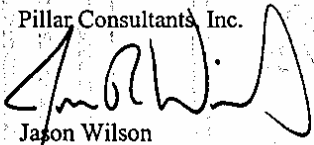
Re: 3.89 Acres Residential Parcel of land
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised, that on Tuesday February 13, 2007 and Monday February 19, 2007, we will be at the Town of Davie Community Room (located at 6591 Orange Dr.) from 6:00 p.m. to 6:30 p.m. to discuss the proposed improvements to the subject parcel of land. We will have plans of the proposed residential development (consisting of 9 single family homes) and be ready to answer any questions you may have and will listen to any suggestions.

Sincerely,

Pillar Consultants, Inc.


Jason Wilson
Project Engineer

Enclosures: Proposed Site Plan
Aerial Map
Meeting Location Maps

Cc: Town of Davie Planning Division

**General Contracting • Design/Build • Construction Management
Consulting Engineers • Planners • Surveyors**

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Exhibit 4 (Public Participation Sign-in Sheets)

Tuscan Villas - Pillar Project # 06016

Public Participation Meeting - Sign in Sheet

1st Meeting - Tuesday February 13th 2007

Name	Address	Phone #
No Attendess For 1st Meeting Tues FEB 13th - 2007 [Signature]		

Tuscan Villas - Pillar Project # 06016

Public Participation Meeting - Sign in Sheet

2nd Meeting - Monday February 19th 2007

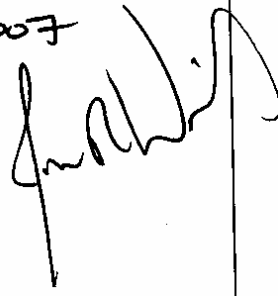
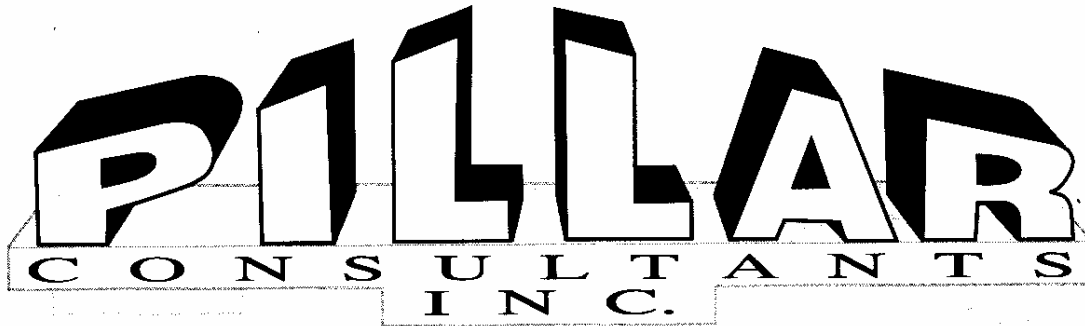
Name	Address	Phone #
No Attendees For 2nd Meeting Mon FEB 19th - 2007 		

Exhibit 5 (*Public Correspondence*)

N/A

Exhibit 6 (Public Participation Summary/Report)



February 20, 2007

Ms. Lise Bazinet
Town of Davie Planning & Zoning Division
6591 S.W. 45th St.
Davie, FL 33314

Re: Tuscan Villas
Citizen Participation Plan Report and Mailing Certification
06016

Dear Lise:

As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (provided by the Town of Davie) were notified via regular mail prior to the 1st meeting.

The first meeting was held on Tuesday February 13, 2007, 6:00 p.m., at the Town of Davie Community Room, 6591 Orange Drive. No one attended the first meeting to voice concerns regarding the proposed development; we adjourned at 7:00 pm. The second meeting was held on Monday, February 19, 2007, 6:00 p.m. also at the Town of Davie Community Room. No one attended the second meeting and we adjourned at 7:00 p.m.

In conclusion, we hope that the above satisfies the requirement of public participation in the site plan review process. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,

Pillar Consultants, Inc.

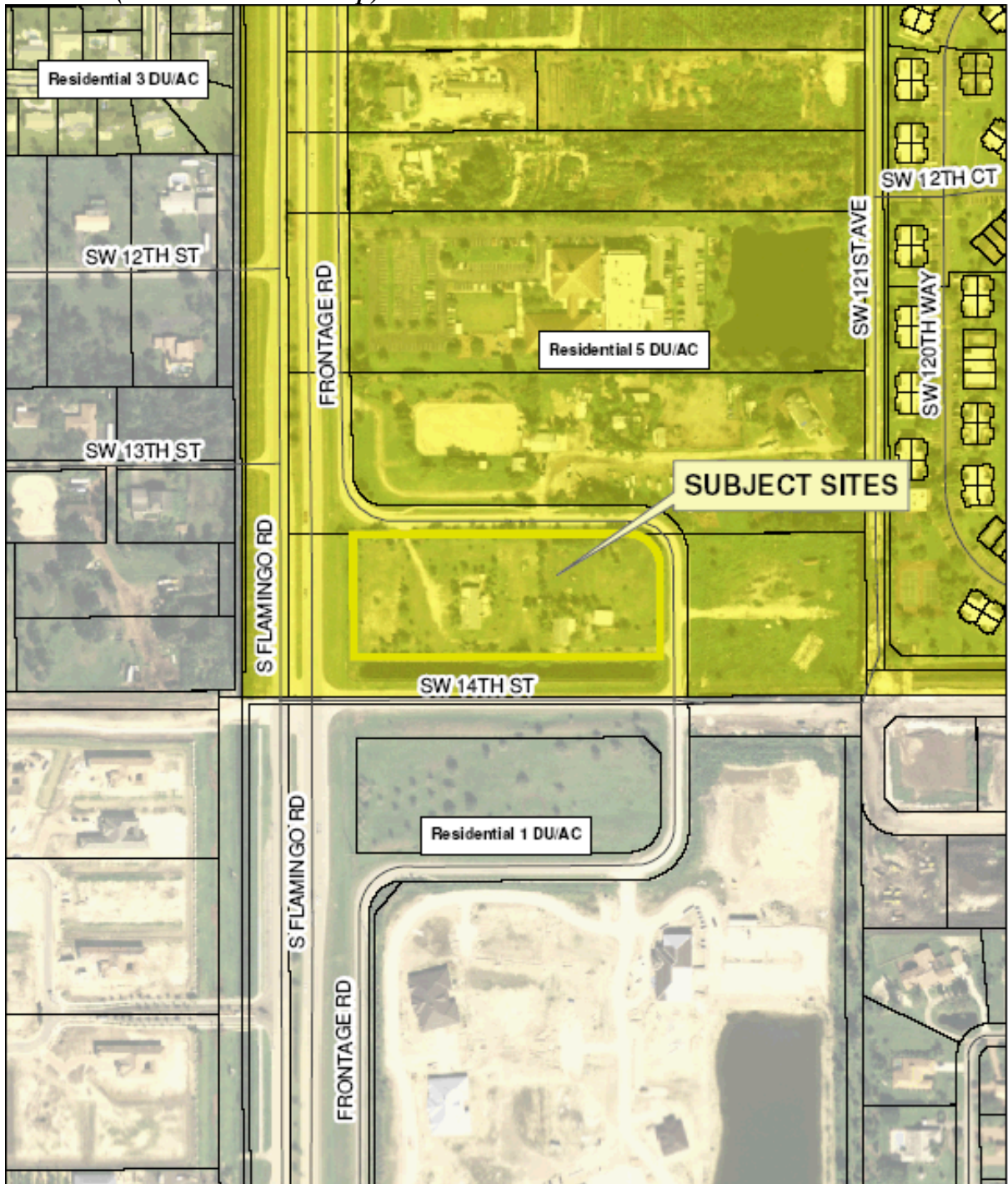
A handwritten signature in cursive script that reads "Blair Johnson".

Blair Johnson
Project Engineer

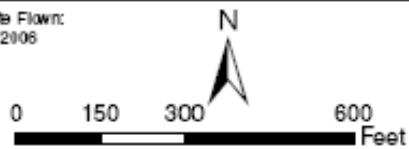
Consulting Engineers • Planners • Surveyors

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Exhibit 7 (Future Land Use Map)



Date Flown:
12/2/06

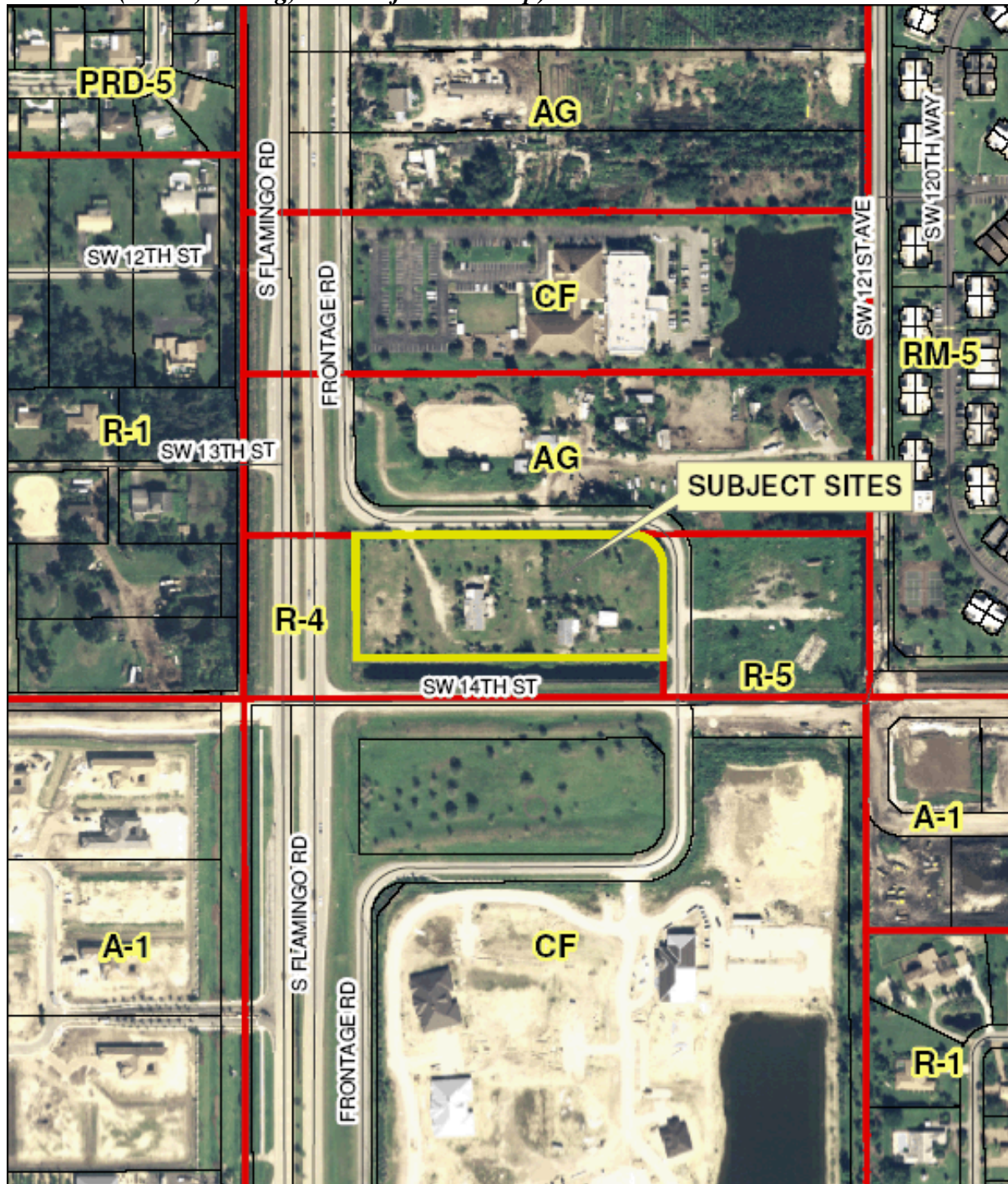


Prepared by the Town of Davie GIS Division

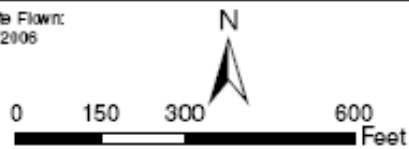
Variance
V 5-6-07
Future Land Use Map

Prepared by: ID
Date Prepared: 7/13/07

Exhibit 8 (Aerial, Zoning, and Subject Site Map)



Date Flown:
12/20/05



Prepared by the Town of Davie GIS Division

Variance
V 5-6-07
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 7/13/07